BUCK TWP
KENTON SD 00040

Hardin County, Ohio
Michael T. Bacon, Auditor

04-010053.0000 RES
L24 2026

sale

2023	DAWSON RONALD M & CAR	2012-06-06
2024	DAWSON RONALD M & CAR	2012-06-06
2025	DAWSON RONALD M & CAR	2012-06-06
2026	DAWSON RONALD M & CAROL	2012-06-06 10047 ETC 4.00A
	12654 TR 135	1WD
		$145,500
	KENTON OH 43326	

Eff Rate:- 43.46 — 45.84 — 45.54 — 45.54 — a/r

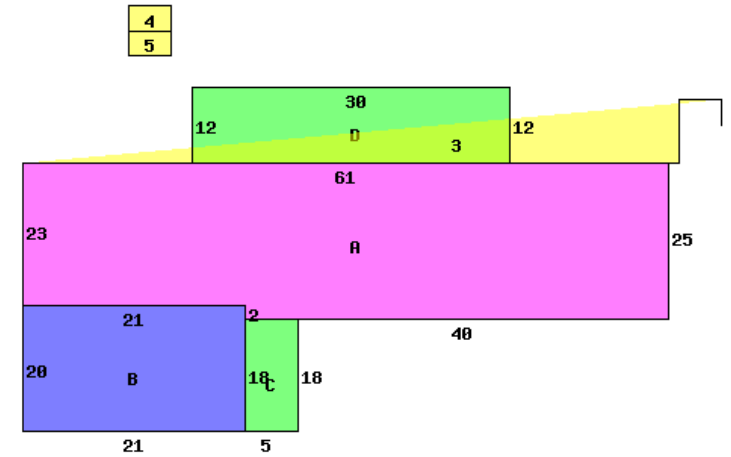
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	511	511	511	511	0	511	511	511
Acres	4.0000	4.0000	4.0000	4.0000	4.0000			
Land100%	30000	30000	30000	30000		30000	32260	32250
Bldg100%	133110	163890	163890	163890		163890	222170	222160
Totl100%	163110t	193890t	193890t	193890t		193890t	254430t	254410t
Cauv100%								
Tax Value:								
Land 35%	10500	10500	10500	10500		10500	11290	11290
Bldg 35%	46590	57360	57360	57360		57360	77760	77760
Totl 35%	57090t	67860t	67860t	67860t		67860t	89050t	89040t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	2285.24	2877.96	2858.52	2858.52	2858.52			
Sp-Asmnt	46.38	70.55	58.92	58.92				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1	F/C	M		1483		a	*MAIN
	F	G		420	10080	b	GRAGE
	OFP	P		90	2700	c	PORCH
	EFP	P		360	14400	d	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
300	1	2012-06-06	DAWSON RONALD M & CAROLE	1WD	145500	20110	72940
145	1	2011-04-22	HARRIS JERROD DELMAR	1WD	66000	20090	71170

Year	Land	Bldg	Total	Net Tax
2022	7560	36680	44240	2022.86
2021	7560	36680	44240	2030.26

project		ben acres	/ %	factor
902	MAIN DISTRICT CONSERVANCY XA/2025			
138	CARMEAN - SCIOTO RIVER XA/2025			
500	HARDIN COUNTY LANDFILL XA/2025			



12654 TR 135 43326

Occupancy 1 Single Family *DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	1483	116730
	Subtotal			116730
Metal	Roof	GABLE		

B 1 2 U A

Plaster/Drywall	X	Plumbing	2100
Floor/Carpet	X	Garages and Carports	10080
Floor/Tile-Lino	X	Extra Features	18220
Number of Rooms	5	Total Value	147130
Bedrooms	3		
		PUB ELECTRIC	
Central Heat	A	PRIV WATER	
FORCED AIR		PRIV SEWER	
Plumbing		PUB PAVED ST/RD	
Standard	1		
Extra 3 Fixture	1	Neighborhood:	
		Code:	400
		Dwl/Gar/NC%	1.8000

	Bldg Type	SHB+	Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	1	F/C		1483		C-	1985VG	132420	.20		190690
3	Shed			16X10	160		D	2003FR	1540	.55		690
4	Pole Build			36X50	1800		C	2023AV	21600	.05		20520
5	P		OFP	36X10	360		C	2023AV	10800	.05		10260

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
homesite	1.0000				17250	17250	17250	17250
small acreage	3.0000				5000	5000	15000	15000

Call Back: Sign: PSN Date: 2015-08-06 Lister: